



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00115 Power Subdivision
Application Type: Major Combination
CPC Hearing Date: January 24, 2013
Staff Planner: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location: North of Montana and West of Flager
Acreage: 412.641 acres
Rep District: East ETJ
Existing Use: Petroleum Plant
Existing Zoning: N/A
Proposed Zoning: N/A
Nearest Park: Eastside Regional Park (1.04 miles)
Nearest School: Chester E. Jordan Elementary School (1.18 mile)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: Magellan Pipeline Terminals, LP
Applicant: El Paso Electric Company
Representative: TRE & Associates, LLC

SURROUNDING ZONING AND LAND USE

North: N/A / Vacant
South: C-4/ Vacant
East: N/A / Vacant
West: N/A / Residential Development

PLAN EL PASO DESIGNATION: (G7) Industrial and/or Railyards

APPLICATION DESCRIPTION

The applicant proposes to subdivide 412.641 acres of land for 3 commercial lots of varying size. Approximately two thirds of the site is vacant which El Paso Electric Company intends to purchase from Magellan Pipeline Terminals in order to construct four natural gas units and a Distribution Operations Center. The other portion of the site currently houses a petroleum plant owned by Magellan Pipeline Terminals, LP. Access to the subdivision is proposed from Montana Avenue. Montana Avenue is designated as Major Arterial on the City's Major Thoroughfare Plan (MTP). This development is being reviewed under the current subdivision ordinance.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Power Subdivision on a Major Combination basis.

Planning Division Recommendation:

Staff recommends **approval** of Power Subdivision as it complies with Title 19- Subdivision Standards.

City Development Department - Land Development

We have reviewed subject plan recommend **Approval**.

Planning – Transportation

- EPDOT has granted the TIA waiver request submitted by the applicant and Transportation does not object to this request.

Notes:

- TxDOT approval/coordination is required for access and/or improvements to Montana Avenue.
- All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

El Paso Department of Transportation

EPDOT has no objection to waiving the TIA.

Parks and Recreation Department

We have reviewed **Power Subdivision**, and offer Engineer / Consultant the following comments:

Please note that this is a non-residential subdivision composed of **3 lots** located with-in the City of El Paso east extra territorial jurisdiction (ETJ) area but not within the areas of potential annexation by the City, thus being excluded from the calculation for parkland dedication as per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below.

Section 19.20.020 - Dedication Required

- A. Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

El Paso Water Utilities

We have reviewed the subdivision referenced above and the revised engineering report page and provide the following comments:

1. EPWU-PSB does not object to this request.
2. EPWU has determined that to provide for the service requirements of the future user of the proposed Lots 1 and 3 (EPEC), additional water and sanitary sewer infrastructure is required to be constructed. Such facilities include but are not limited to: A water pumping station, a 30-inch diameter water transmission main, a sanitary sewer pumping lift station, and 8-inch sewer force main, 8-inch gravity sewer main, two (2) water wells and associated well collector lines. These facilities will be constructed as per the Development Agreement for Water and Sewer Service that will be executed between El Paso Water Utilities – Public Service Board and El Paso Electric Company.

General:

3. Montana Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Montana Avenue right-of-way requires written permission from TxDOT.

4. EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso Fire Department

No comments received.

Sun Metro

No comments received.

911

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Socorro Independent School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Applicant shall address the following comments prior to recordation:

1. Specify distance to city limits.

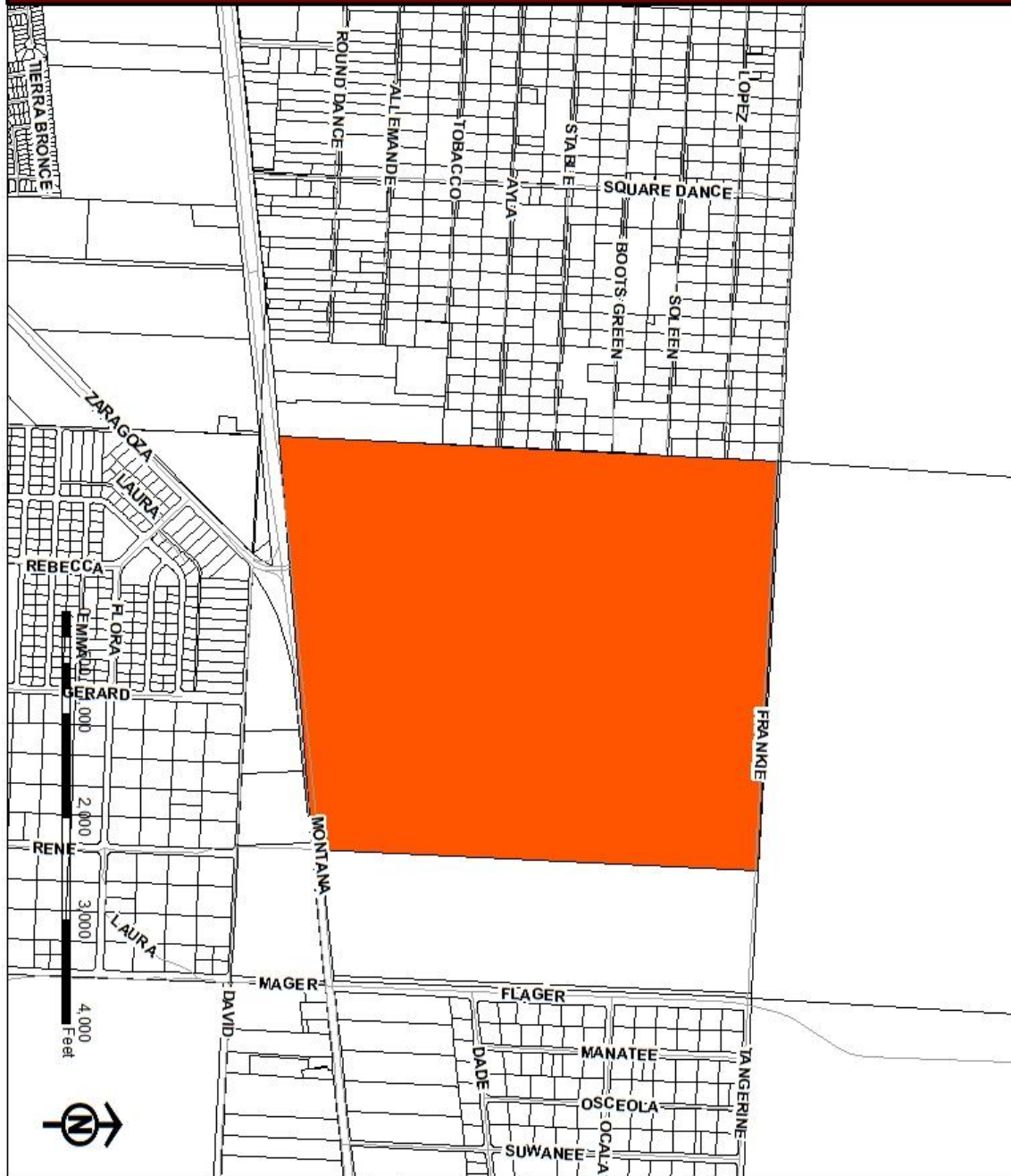
2. Provide note on plat specifying whether or not building/structures will remain.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Application

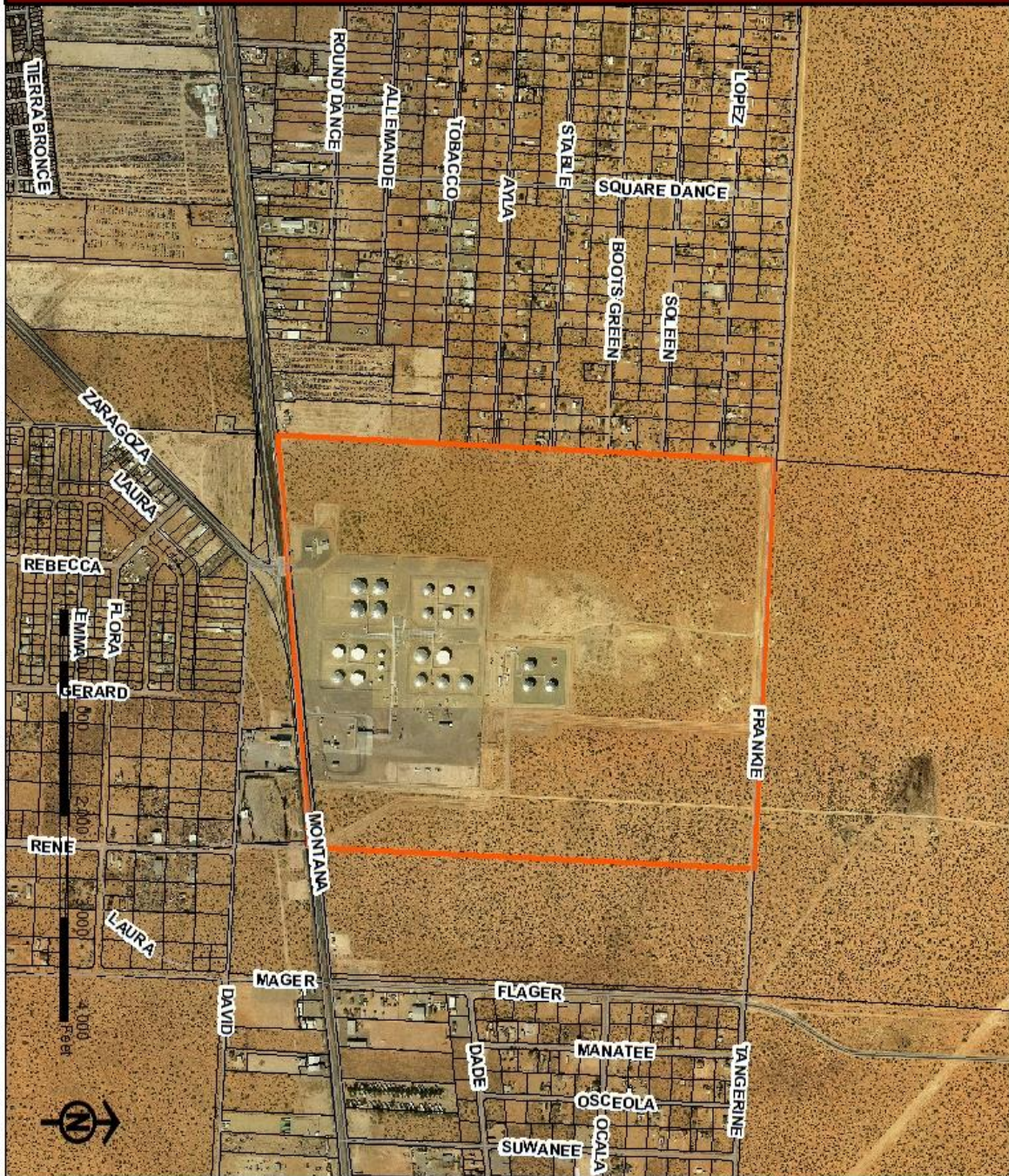
ATTACHMENT 1

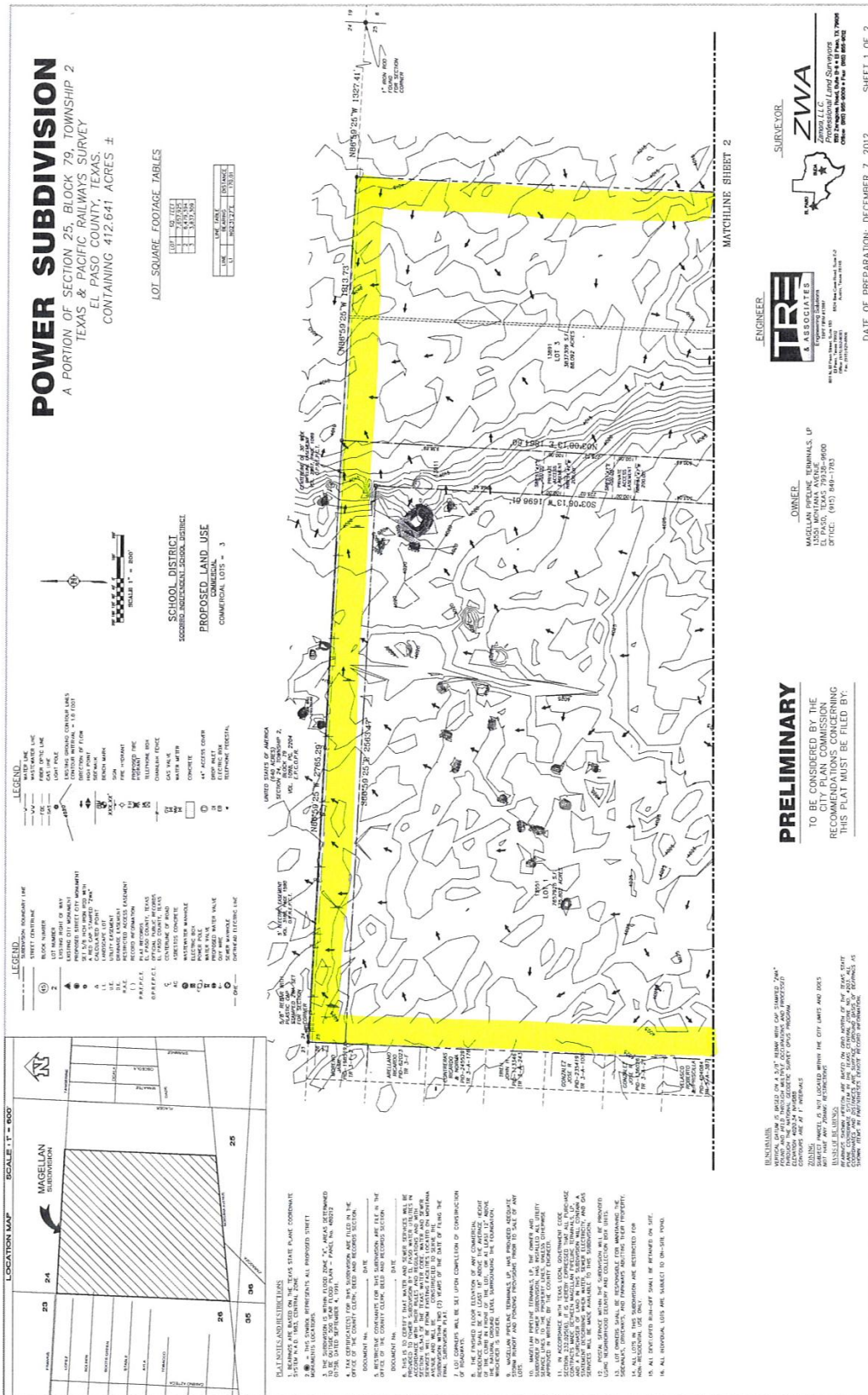
POWER SUBDIVISION



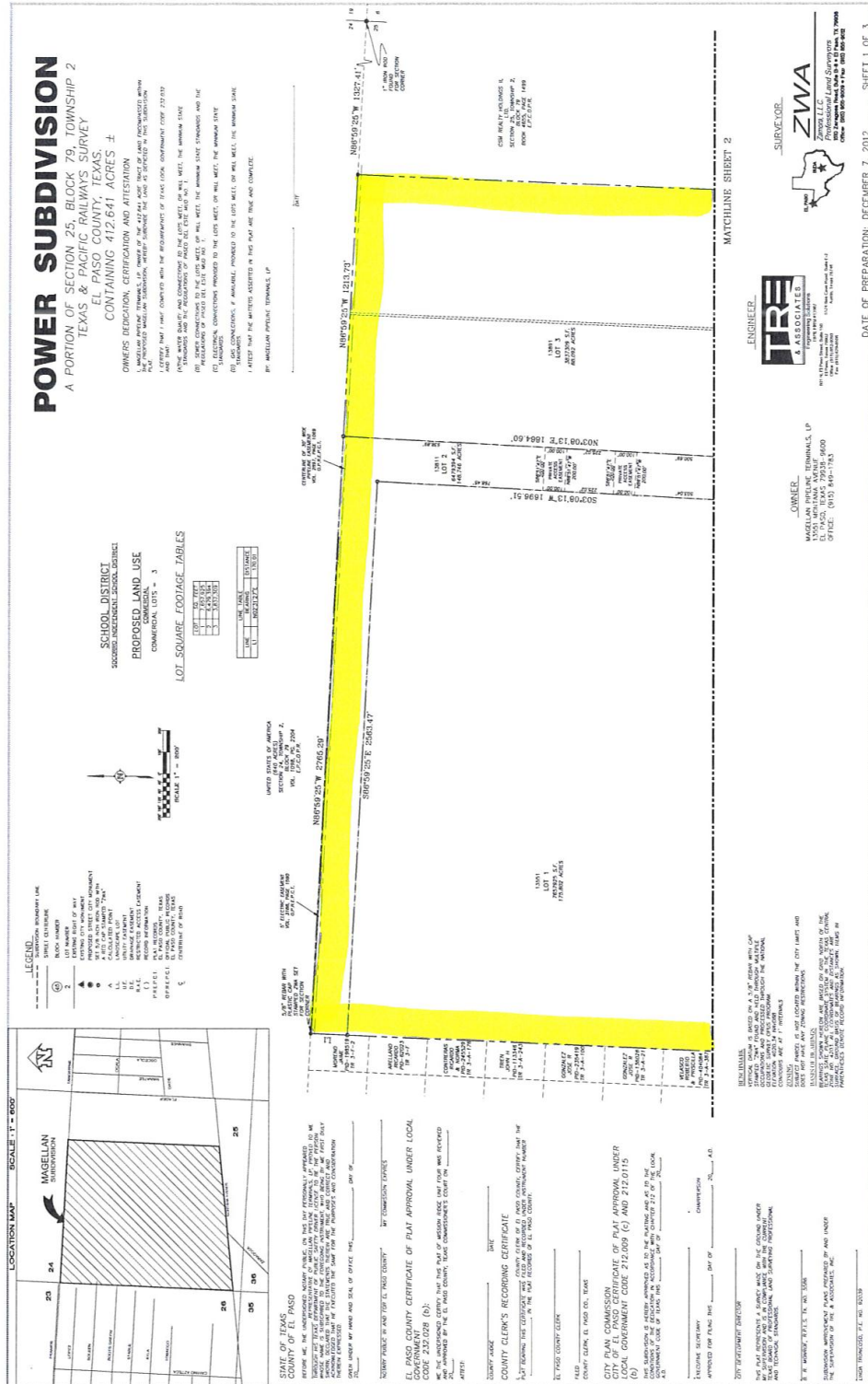
ATTACHMENT 2

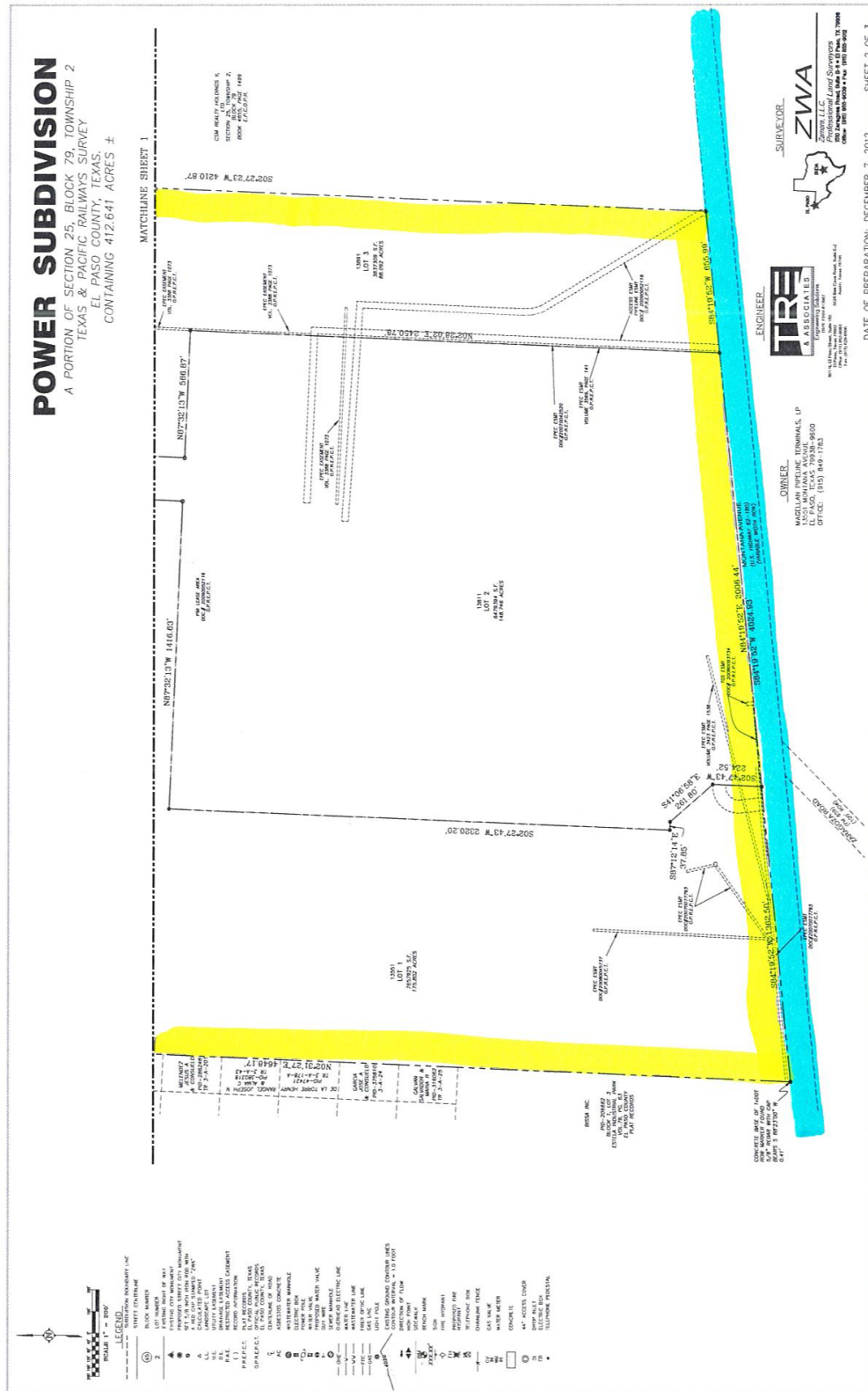
POWER SUBDIVISION





SUSU12-00115





ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: 11/29/2012

FILE NO. SUSU12-00115

SUBDIVISION NAME: Power Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of Section 25, Block 79, Township 2, Texas and
Pacific Railway Survey, El Paso County, Texas
Containing 412.641 ± Acres
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	<u>412.641</u>	<u>3</u>	Total No. Sites	_____	<u>3</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>412.641</u>	_____
3. What is existing zoning of the above described property? N/A Proposed zoning? _____
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No _____ N/A _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Surface drainage to on-site retention
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. **Improvement Plans submitted?** Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
If yes, please submit a vested _____ rights petition in accordance with Section 19.47- Vested Rights (See Attached).

- Magellan Pipeline Terminals. L.P.
12. Owner of record 13551 Montana Ave, El Paso, TX 79938 (915) 849-1783
(Name & Address) (Zip) (Phone)
El Paso Electric Company
13. Developer 100 N. Stanton, El Paso, TX 79912 (915) 543-5711
(Name & Address) (Zip) (Phone)
TRE & Associates, LLC
14. Engineer 801 N. El Paso Street, Ste. 150 El Paso, TX 79902 (915) 852-9093
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$2,088.00

OWNER SIGNATURE: 

REPRESENTATIVE: 

William J. Klein
Manager, Real Estate Services
Magellan Pipeline Terminals, L.P.

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.